

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Leonel Salinas	2-1619
2. Israel & Ma. Elena Soliz	4-14065
3. Raul Salinas	4-14666
4. Victor Guzman	4-14659
COMM. COURT: August 4, 2015	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 @ 3 4

T.J. Arredondo
Director of Planning

Application No: 2-1619

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Leonel Salinas

Address: 1114 BIANCA COURT
ALAMO TX 78516

Phone: 956 457-5132

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>1 / 1</u>

Water Supplier: N.A.W.S

Utility Provider: [] M.V.E.C. [] AEP

Account/ESI No.: 10032789433181876
 Temporary Pole [] Permanent Service

regarding the land described as:

1114 Bianca Court Alamo TX 78516
Mojoan Valley Estates Plot 3

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 1/17/96);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: _____

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Leonel Salinas

Address: 1114 Bianca Court

Alamo TX

Phone: 956

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

X Hidden Valley Estates Ranch Lot 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Leonel Salinas
Requesting Party (Signature)

7/16/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

**.....
This part to be filled out by receiving county official:**

Location of land verified and completed request accepted by Hidalgo County for processing on:

7/29/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

2-1619

May. 28, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

H2685-00-000-0003-00

[1] OWNER: SALINAS, LEONEL

[7] LEGAL DESC./NAME OF SUBDIVISION
HIDDEN VALLEY ESTATES LOT 3

551 GREYSTONE CIRCLE
ALAMO, TX 78516

Telephone No. 457-5132

LOCATION: 0 SIOUX & ALAMO

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

[4] PURPOSE OF APPLICATION: MOVED BUILDING
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$180,000

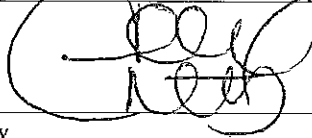
[5] SIZE OF STRUCTURE: 3,202 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-B

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:30' SIDES:10'
MINIMUM ELEV. 18" ABOVE TOP OF STREET

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 5/28/15

OTHER _____
TOTAL AMOUNT \$30.00

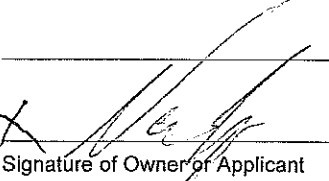
R. RIOS
Approved by _____ Date 5/19/15

Light [X] Water [X]

Flood Zone: NO 480334 Pct: 2
Panel No. /Suffix: _____

Community No.: 0425C

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 5-28-15

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

SHERIFF'S TAX DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated November 6, 2012 on a certain judgment rendered in said Court on the 26th day of April, 2012, in a certain **Suit No. T-557-11-E, Pharr - San Juan - Alamo Independent School District And South Texas College, Et Al vs. Erasmo Valdez aka Erasmo H. Valdez, I, Guadalupe "Lupe" Treviño**, Sheriff of said County, did upon November 6, 2012, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on November 11, 2012, in the The Monitor, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday, on the 4th day of December, 2012 beginning at 10:30 AM sold said hereinafter described land or lots at public venue, at the east side doors of the Courthouse of said County, at which sale the premises hereinafter described were struck off to

**LEONEL SALINAS
551 COREYSTONE CIRCLE
ALAMO, TX 78516**

for the sum of **\$16,160.00**, Leonel Salinas being the highest bidder(s), and that being the highest bid for the same, NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I as Sheriff aforesaid, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

LOT 3, HIDDEN VALLEY ESTATES ADDITION, AN ADDITION TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 30, PAGE 184B, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises unto the said grantee(s), heirs and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Sale is made subject to delinquent taxes, penalties and interest for the years 2012 and current year taxes which should be paid by grantee(s) herein.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.

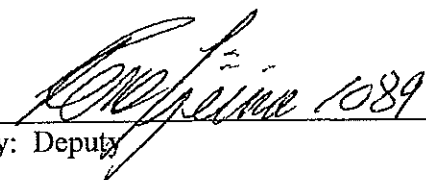
LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

As required by Section 34.015, Texas Tax Code, the Grantee(s) exhibited to me an unexpired written statement issued to the Grantee(s) showing that the Tax Assessor-Collector for the county in which this sale was made determined that: (1) there are no delinquent ad valorem taxes owed by the Grantee(s) to said county, and (2) for each school district or municipality having territory in said county, there are no known or reported delinquent ad valorem taxes owed by the Grantee(s) to that school district or municipality.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 11th day of March, 2013.

GUADALUPE "LUPE" TREVIÑO
Sheriff, Hidalgo County, Texas


By: Deputy

STATE OF TEXAS

X

HIDALGO COUNTY

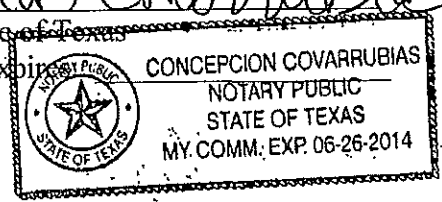
X

X

Before me, the undersigned authority, on this day personally appeared Rene Tijerina, Deputy Sheriff of Hidalgo County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 DAY OF March, 2013

Concepcion Covarrubias
Notary Public, State of Texas
My Commission Expires



After recording return to:

LINEBARGER GOGGAN BLAIR
& SAMPSON, LLP
Attorneys at Law
205 S. Pin Oak Avenue
Edinburg, Texas 78539



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 4-14065
1/29/15

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>NAWS Secor</u> <u>7/27/15</u>

Name: Israel E. MA. Elena Soliz

Address: 501 W. Chaparral St.
SAN JUAN, TX 78589

Water Supplier: NAWS

Utility Provider: M.V.E.C. AEP

Phone: 956-325-7244

Account/ESI No.: 297347 001
 Temporary Pole Permanent Service

regarding the land described as:

Oakland Village Ph 2 Lot #138 Edinburg, Tx

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 3/7/15);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No:

4-14065

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Ismael E MA, Elena Soliz

Address: 501 W. Chaparral St.
SAN JUAN, TX 78589

Phone: 956-325-7244

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Oakland Village Ph 2 Lot #138 Edinburg TX

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

ISM
Requesting Party (Signature)

7-29-15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

7/29/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14065

Jan. 29, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

O0480-02-000-0138-00

[1] OWNER: SOLIZ, ISRAEL & MARIA ELENA

501 W. CHAPARRAL
SAN JUAN, TX. 78589

Telephone No. 325-7244

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE #2 LOT 138

LOCATION: 0 R. LONGORIA & WISCONSIN

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

01- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$110,712

[5] SIZE OF STRUCTURE: 2,124 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.ZONE-B

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS AND REGULATIONS
FRONT25 SIDES6 REAR 20

FOR COUNTY USE ONLY
APPLICATION FEES

Johanna Vallejo
Prepared by

1/29/15
Date

OTHER: _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO
Panel No. /Suffix: 0425-C Pct: 4

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

Rudy Rios
Approved by

12/22/14
Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[Signature]
Signature of Owner or Applicant

01-29-15
Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: July 31, 2014

Grantor: MARCO ANTONIO PIZARRO SUAREZ a/k/a MARCO P. SUAREZ, a single person

Grantor's Mailing Address: 803 Cimarron
Mission, Texas 78572
Hidalgo County

Grantee: ISRAEL SOLIZ and wife, MARIA ELENA SOLIZ

Grantee's Mailing Address: 215 W. 17th St.
San Juan, Texas 78589
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 138, OAKLAND VILLAGE PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on July 26, 2004, under Clerk's File No. 1362204 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 28, 2004, under Clerk's File No. 1362892, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 22, 2005, under Clerk's File No. 1462488, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 7, 2012, under Clerk's File No. 2278769, and as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

Right-of-Way Easement dated November 5, 2002, granted by Robert Ruiz, Inc. to North Alamo Water Supply Corporation, by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 8, 2002, under Clerk's File No. 1138795.

Right-of-Way Easement granted to North Alamo Water Supply Corp., as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

A ten foot (10') Electrical and Utility Easement along the East side of subject property as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

A five foot (5') Utility Easement along the West side of subject property as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.

Easements, or claims of easements, which are not of public record.

A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 45, Page 169, Map Records of Hidalgo County, Texas.

A Rearyard Minimum Setback is twenty percent (20%) of lot depth, not to exceed forty feet (40'), as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

An eighteen foot (18') Minimum Garage Setback as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

Oil and Gas Leases in favor of Mellon Energy Company, recorded in Volume 9, Page 757 and Volume 362, Page 349, both in Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated November 12, 1981, from R. W. Shook and wife, Lorene E. Shook to Hankey Oil Company, recorded in Volume 409, Page 213, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 29, 1981, from Robert Ruiz, Inc. to Hankey Oil Company, recorded in Volume 411, Page 369, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 18, 1999, from Robert Ruiz, Inc. to Samson Lonestar Limited Partnership, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 13, 1999, under Clerk's File No. 773344.

All oil, gas, and other minerals reserved in Deed recorded in Volume 649, Page 408, Deed Records of Hidalgo County, Texas and in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas.

Liens for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on July 26, 2004 under Clerk's File No. 1362204 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 28, 2004, under Clerk's File No. 1362892, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 7, 2012, under Clerk's File No. 2278769.

No building permitted over any easements shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

All rights, titles and interests in and to all portions of the subject property lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 2.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2014 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

When the context requires, singular nouns and pronouns include the plural.

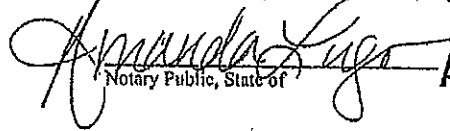

MARCO ANTONIO PIZARRO SUAREZ

United Mexican States
Federal District
City of México
Embassy of the United
States of America
COUNTY OF

} s.s.

(Acknowledgment)

This instrument was acknowledged before me on the 17th day of August, 2014, by
MARCO ANTONIO PIZARRO SUAREZ.


Notary Public, State of

Amanda Lugo
Vice Consul

PRESIDENTIAL COMMISSIONS ARE PERMANENT

AFTER RECORDING RETURN TO:
ISRAEL SOLIZ and wife, MARIA ELENA SOLIZ
215 W. 17th St.
San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3154326;GH/bm



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-14666

HIDALGO COUNTY

CERTIFICATE OF PLAT AND UTILITY STATUS

UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Raul Salinas

Address: 5022 Allison St
Edinburg TX
78539

Phone: 956-607-8413

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
	Inspection/Permit No:	
	Date Approved: <u> / /</u>	<u> / /</u>

Water Supplier: North Atamo

Utility Provider: M.V.E.C. AEP

Account (ESI) No.: 10032789456345565
 Temporary Pole Permanent Service

regarding the land described as:

MGM Grand Ranches Ph IV - B Lot 432

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 2/22/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

PLANNING DEPARTMENT

County of Hidalgo



Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-14666

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Raul Salinas

Address: 5022 Allison St
Edinburg TX 78539

Phone: 956-607-8413

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

MGM Grand Ranches Ph IV-B Lot 432

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Raul Salinas
Requesting Party (Signature)

7/27/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) part

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

7/29/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14666

Jul. 23, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

M3849-04-000-0432-00

[1] OWNER: SALINAS, RAUL

5022 ALLISON ST.
EDINBURG, TX 78539

Telephone No. 607-8413

[7] LEGAL DESC./NAME OF SUBDIVISION

MGM GRAND RANCHES PH 4-B L#432

[2] CONTRACTOR: SELF

LOCATION: 0 ALAMO & CURRY.

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA

[4] PURPOSE OF APPLICATION: MOVED BUILDING
25- RESIDENTIAL NEW SINGLE DWELLING

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 3,120 Sq. Ft.

[10] EST. COST OF CONST.: \$195,000

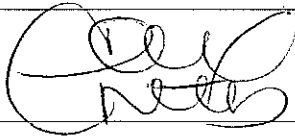
[6] USE OF BUILDING: RESD.ZONE-X

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:38' SIDES:6'

**FOR COUNTY USE ONLY
APPLICATION FEES**



Prepared by

7/23/15
Date

OTHER _____

TOTAL AMOUNT \$30.00

Light

Water

Flood Zone: NO 480334
Panel No. /Suffix:

Pct: 4

Community No.: 0325 D

Certification of Elevation

Required: YES NO BFE

R. BIOS
Approved by

7/23/15
Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.


Signature of Owner or Applicant

7/23/15
Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14666
Jul. 23, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

M3849-04-000-0432-00

[1] OWNER: SALINAS, RAUL

5022 ALLISON ST.
EDINBURG, TX 78539
Telephone No. 607-8413

[7] LEGAL DESC./NAME OF SUBDIVISION
MGM GRAND RANCHES PH 4-B L#432

LOCATION: 0 ALAMO & CURRY

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$195,000

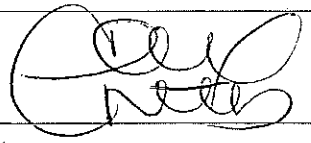
[5] SIZE OF STRUCTURE: 3,120 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD.ZONE-X

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:38' SIDES:6'

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 7/23/15

OTHER _____
TOTAL AMOUNT **\$30.00**

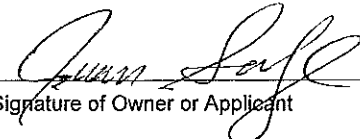

Approved by _____ Date 7/23/15

Light Water

Flood Zone: NO 480334
Panel No. /Suffix: _____ Pct: 4

Community No.: 0325 D

Certification of Elevation
Required: ___ YES NO ___ BFE


Signature of Owner or Applicant _____ Date 7/23/15

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Conforms to State Bar of Texas Form

Date: May 29, 2014

Grantor: LUIS MARTINEZ and spouse, DOMINIQUE MARTINEZ

Grantor's Mailing Address: 3812 Thunderbird Ave.
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: RAUL SALINAS, married person

Grantee's Mailing Address: 5022 Allison St.
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty Thousand Four Hundred and 00/100 Dollars (\$30,400.00) and is executed by Grantee, payable to the order of SECURITY FIRST FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of SECURITY FIRST FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to Alex Mendes, Trustee.

Property (including any improvements):

Lot Four Hundred Thirty-Two (432), MGM GRAND RANCHES PHASE IV-B, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 52, Pages 114-116, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:


Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

SECURITY FIRST FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of SECURITY FIRST FEDERAL CREDIT UNION and are transferred to SECURITY FIRST FEDERAL CREDIT UNION without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.



LUIS MARTINEZ



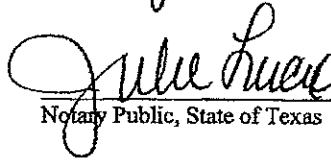
DOMINIQUE MARTINEZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 30 of May, 2014, by LUIS MARTINEZ.



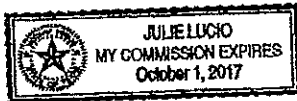


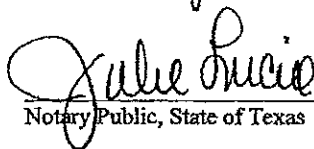
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 30 of May, 2014, by DOMINIQUE MARTINEZ.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RAUL SALINAS
5022 Allison St.
Edinburg, Texas 78539

PREPARED BY:
Lesslie L. Eanes
Attorney at Law
315 E. McIntyre
Edinburg, Texas 78541
File/GF Number: 055929

PLANNING DEPARTMENT

County of Hidalgo



Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: _____

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Victor Guzman
Address: 3721 Oregon
Edinburg TX
Phone: (956) 655-1402

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

lot 216 Oakland Village PH-3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Victor Guzman
Requesting Party (Signature)

07/29/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PERMIT

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

7/29/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14659

Jul. 21, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

00480-03-000-0216-00

[1] OWNER: GUZMAN CONSTRUCTION

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE PH 3 LOT 216

2003 S. DANA DR.
PHARR, TX 78577

Telephone No. 655-1402

LOCATION: 0 R. LONGORIA & WISCONSIN

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: MOVED BUILDING

[10] EST. COST OF CONST.: \$80,000

01- RESIDENTIAL NEW SINGLE DWELLING

[5] SIZE OF STRUCTURE: 2,433 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-B

Special Conditions: No construction allowed over any easements.


MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:20' SIDES:6'

MINIMUM ELEV. 18" ABOVE THE STREET

FOR COUNTY USE ONLY
APPLICATION FEES

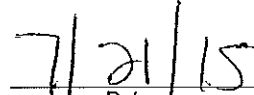
OTHER _____
TOTAL AMOUNT \$30.00


Prepared by


Date

Light [X] Water [X]

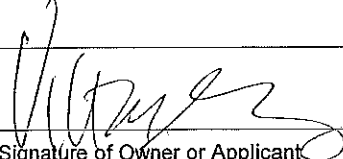

Approved by


Date

Flood Zone: NO 480334
Panel No. /Suffix: Pct: 4

Community No.: 0425C

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant


Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: MAY 6, 2015

Grantor: MYMAMA, LTD., a Texas Limited Partnership

Grantor's Mailing Address: 220 N. 29TH STREET
MCALLEN, TEXAS 785041
HIDALGO COUNTY

Grantee: GUZMAN CONSTRUCTION, LLC

Grantee's Mailing Address: 2003 S. DANA DR.
PHARR, TEXAS 78577
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Two Hundred Sixteen (216), OAKLAND VILLAGE PHASE III, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 49, Pages 40-42, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1362204, Document No. 1462488, Document No. 1540732, Official Records and recorded in Volume 49, Pages 40-42, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 49, Pages 40-42, Map Records of Hidalgo County, Texas.
- f. Subject to rights of way, easements and conditions as more fully described and reserved in Warranty Deed recorded in Volume 19, Page 201, Deed Records of Hidalgo County, Texas.

- g. Right of Way Easement dated November 5, 2002, filed for record on November 8, 2002 in the office of the County Clerk of Hidalgo County, Texas under Document No. 1138795.
- h. Save and except all water rights and rights to water as described in Deed dated November 16, 2005, executed by Oakland Village, Ltd. to Marco A. Leal and wife, Viola Leal, recorded under Document No. 1550472, Official Records of Hidalgo County, Texas.
- i. Subject to Covenants, Conditions, Stipulations, Easements and Assessments as contained in Restrictions filed for record on July 26, 2004 in the office of the County Clerk of Hidalgo County, Texas under Document No. 1362204, Annexed under Document No. 1462488 (filed April 22, 2005) and under Document No. 1540732 (filed November 4, 2005), Official Records, Hidalgo County, Texas.
- j. Covenants, conditions, and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of an interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
- k. Management Certificate dated July 27, 2006, filed August 3, 2006, recorded under Document No. 1647214, Official Records, Hidalgo County, Texas.
- l. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 18, 1976, recorded in Volume 362, Page 157, dated November 12, 1981, recorded in Volume 409, Page 213, dated November 20, 1981, recorded in Volume 411, Page 369, Oil and Gas Records of Hidalgo County, Texas.
- m. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 3, 1999, filed April 23, 1999, under Document No. 768134, dated March 3, 1999, filed May 3, 1999, under Document No. 769953, dated March 3, 1999, filed May 3, 1999, under Document No. 769954, dated March 3, 1999, filed May 13, 1999, under Document No. 773295, dated March 3, 1999, filed May 13, 1999, under Document No. 773299, dated March 3, 1999, filed May 13, 1999, under Document No. 773305, dated March 3, 1999, filed May 13, 1999, under Document No. 773311, dated March 18, 1999, filed May 13, 1999, under Document No. 773344, dated March 3, 1999, filed May 13, 1999, under Document No. 773349, dated March 4, 1999, filed May 13, 1999, under Document No. 773520, corrected under Document No. 819759 (filed November 2, 1999), unitized under Document No. 888450 (filed July 14, 2000) and corrected under Document No. 923924 (filed November 28, 2000) and corrected under Document No. 1034317 (filed December 18, 2001), ratified under Document No. 934688 (filed January 10, 2001), dated March 3, 1999, filed May 13, 1999, under Document No. 773533, dated March 3, 1999, filed August 5, 1999, under Document No. 796221, dated March 3, 1999, filed August 5, 1999, under Document No. 796223, dated March 3, 1999, filed August 11, 1999, under Document No. 797851, extended under Document No. 1055111 (filed February 25, 2002), Oil and Gas Records of Hidalgo County, Texas.
- n. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated February 1, 1949, recorded in Volume 649, Page 408, Deed Records of Hidalgo County, Texas.
- o. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated March 25, 2003, executed by Robert Ruiz, Inc., a Texas Corporation to Jack McClelland, recorded under Document No. 1182983, Official Records of Hidalgo County, Texas, which document contains the following language "For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals not already reserved in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it."

